

**South Los Angeles Industrial Tract BID
Board of Directors Meeting
February 4 at 11:00 am
655 E. Florence**

In Attendance: Duke Dulgarian, Steve Stone, Mark Whitman, Greg Goodman, Raleigh Waller,
Oscar Avina, Susan Levi, Karina Ceja

- I. Call To Order
- II. Introductions
- III. Public Comments
- IV. Approval of Minutes- **Minutes approved by Goodman/Whitman unanimous.**
- V. BID Renewal- Levi reported that from the last meeting the City will not allow SLAIT to renew under the Alpha BID but instead under PBID Law which is giving us some issues on our \$95,000 roll over. This issue has gone to the City Attorney's Office and Levi does not know yet if the money will be rolled over or reimbursed to property owners. Dulgarian restated that under the new law we are basically starting a new BID. Levi stated that Monday was a week from mailing petitions and we are at 12% and we need to get to 50% +1. Whitman stated he is working on his property and partners. Levi will work on obtaining some of the larger property owners. Dulgarian asked how soon Levi can get a list of contacts for the Board. Levi responded that she can get it today. Stone stated that there are two new property owners with over 40,000 sq ft and the BID should talk to them. Levi will be contacting new shopping center owners. Dulgarian asked Levi to send an updated list on a weekly basis. Levi agreed.
- VI. Tree Trimming- Levi informed the Board that Jose from Professional Tree Service drove through the district with Captain Avina and agreed that all the trees in the BID needed a trimming. Jose was able to reduce his original proposal from \$17,500 to \$15,000. Levi informed the Board that the BID does apply for the LADWP Grant and has relied upon it in the past, but this year the process has changed and can no longer rely on it fully. She added that in the past, some property owners have complained about not getting their trees trimmed and she recommends that the Board approve this tree trimming service of all trees in the district which is included in the 2015 budget. **Motion to approve \$15,000 cost for tree trimming of all trees in the BID by Stone/Waller unanimous.**
- VII. 2015 Budget- Levi stated that the budget is mostly based on last year's expenses. She added that SLAIT has been under budget with Patrol in the past but she increased it by \$100,000 in case Captain Avina finds additional security people. Levi has not received a new quote from LACC but she added \$10,000 on top of their current budget. The \$15,000 from tree trimming is included in the budget, as well as \$10,000 for legal services to total \$1.2 million. The issue with the rollover money is still unresolved. She stated that the BID can offer to reimburse the money now to give us a really good selling point for BID Renewal. Dulgarian asked why the City won't let them do the Alpha BID. Levi responded that the City believes that 30% of petitions is not sufficient to decide if you should go to the ballot. Stone asked if petitions are in by May, when will balloting begin? Levi responded that once the petitions are in, it triggers the 218 elections immediately and the City mails out the ballots. The whole BID renewal process should be done by July. Dulgarian asked the Board to table this discussion.
- VIII. Security Update- Captain Avina reported that they have been catching a lot of people stealing from the Shell gas station. A transient hit another worker and was arrested for assault. Captain Avina has

been seeing an increase of car chases in the district. He also stated that the security team has been getting more calls from tenants and asking for help. He has noticed a lot of new tenants moving in that are keeping the area clean. Dulgarian asked what the percentage of calls coming in from Shell gas station. Levi asked if anyone knew who owned the property. Waller asked if they can change the security fee per property. Levi responded that they can't. Stone asked if the security team is keeping the assault video for at least a year. Captain Avina confirmed.

a. Security Cameras – on

IX. Executive Session-

- a. Security Cameras Vendor Contract- Levi received a draft contract from Metro Video. Levi stated that she made some corrections and additions to it. One of the additions was that if the BID does not renew they will not be responsible for any payments due after the end of the year. **Motion the authority to sign the Metro Video Contract by Stone/Goodman unanimous.** Levi informed the Board that she had some issues with check washing and Bank of America did not handle the situation well. **Motion to banks over to Chase by Goodman/Whitman unanimous.** Levi stated that she will contact the bank to inquire about setting up a new account.

X. Next Meeting Date- March 15, 2015 if necessary

XI. Adjourn –11:47 am